



DWELLING UNITS AND ESTIMATED POPULATION

JANUARY 1998



PLANNING AND CODE ADMINISTRATION
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PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of January 1998.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration Department, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration Department.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

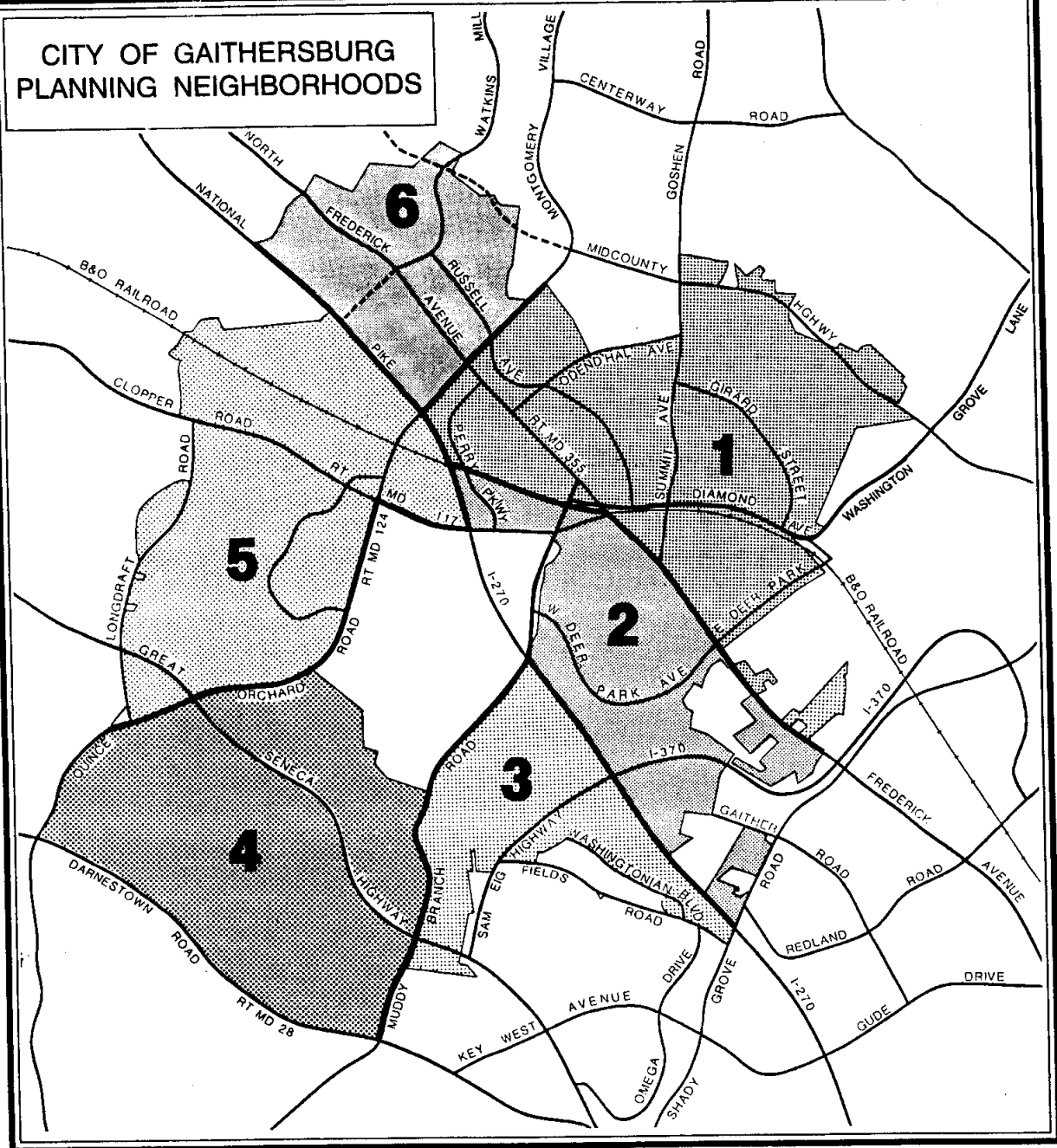
TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

CITY OF GAITHERSBURG
PLANNING NEIGHBORHOODS



CITY OF GAITHERSBURG

JANUARY 1998

1-January-98

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 1	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
OLDE TOWNE			

DWELLING TYPE: SINGLE FAMILY		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX		TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
3.15	C MAP									
E. DEER PARK/LYNPARK/BEANE	FT 561	401	401	0	0	1,263	0	1,263	7007.04	101,102,103,104,105,106,107,108
EAST DIAMOND	FT 562	21	15	6	0	47	0	47	7007.08	906 908
EMORY HILLS (COX PROPERTY)	FT 563	6	0	0	6	0	19	19	7007.09	523A
EMORY WOODS	FT 563	11	0	0	11	0	35	35	7007.09	901A
REALTY PARK	FT 342	60	58	2	0	183	0	183	7007.07	108 928 107
RUSSELL & BROOKES ADDITION	FT 562	65	51	14	0	161	0	161	7007.07	101,104,105,106,913,914,924
SAYBROOKE II	H FT 562	143	143	0	0	450	0	450	7007.08	901A
SAYBROOKE IV	H GT 122	19	19	0	0	60	0	60	7007.08	901A
SAYBROOKE VILLAGE	H GT 122	416	416	0	0	1,310	0	1,310	7007.08	901A
SCATTERED I	FT 562	7	7	0	0	22	0	22	7007.05	113 & 7007.04 303
WALKER'S ADDITION	FT 562	28	28	0	0	88	0	88	7007.07	107 106
GATEWAY COMMONS	C FS 563	52	52	0	0	164	0	164	7007.04	205
WHETSTONE RUN	H FT 562	86	86	0	0	271	0	271	7007.08	901 902 909
SINGLE FAMILY SUBTOTAL		1,315	1,276	22	17	4,019	54	4,073		

1/ SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, & 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	TRACT	BLOCK
POPULATION FACTOR: H TAX		TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP		
2.89	C MAP									
ASBURY VILLAS (DUPLEXES)* (1)	FT 342	77	74	3	0	148	0	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H FT 562	234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C FT 562	24	24	0	0	69	0	69	7007.08	906
EMORY WOODS	FT 563	27	0	0	27	0	78	78	7007.09	901A
GATEWAY COMMONS	H FS 563	83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H FT 562	4	4	0	0	12	0	12	7007.07	913
NEWPORT ESTATES SECTION I	C FT 562	54	54	0	0	156	0	156	7007.08	901A
NEWPORT ESTATES SECTION II	C FT 562	103	103	0	0	298	0	298	7007.08	901A
NEWPORT ESTATES SECTION III	C FT 562	134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL		740	710	3	27	1,986	78	2,064		

* POPULATION FACTOR: 2

(1) "other uses": 24&30 Maryland Ave. (guest houses) and 28 Maryland Ave. (model home)

NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT		BLOCK
ASBURY*		FT 562		832	733	0	99	909	123	1,032	7007.07		924B
BROOK MANOR	R	FT 562		11	11	0	0	24	0	24	7007.07		101
CHESLINE	R	FT 341		22	22	0	0	48	0	48	7007.07		126
CRESTWOOD TERRACE	R	FT 562		108	108	0	0	234	0	234	7007.08		906
DALAMAR	R	FT 342		120	120	0	0	260	0	260	7007.07		117
DEER PARK APARTMENTS	R	FT 562		22	22	0	0	48	0	48	7007.08		906
DEER PARK GARDENS	R	FT 561		40	38	2	0	82	0	82	7007.04		303
DIAMOND COURTS	R	FT 562		26	26	0	0	56	0	56	7007.08		906
DIAMOND OAK CONDOS	C	FT 562		36	36	0	0	78	0	78	7007.07		105
FOREST OAK/NAGEL	R	FT 562		11	11	0	0	24	0	24	7007.07		101
FOREST OAK TOWERS	R	FT 342		175	175	0	0	380	0	380	7007.07		929
FREESTATE	R	FT 342		16	16	0	0	35	0	35	7007.07		117
GAITHER HOUSE	R	FT 561		95	95	0	0	206	0	206	7007.04		303
LANIGAN	R	FT 561		5	5	0	0	11	0	11	7007.04		303
KING	R	FT 562		9	9	0	0	20	0	20	7007.07		102
LAKESIDE	R	FT 561		45	45	0	0	98	0	98	7007.04		303
LAR-KEN	R	FT 562		44	44	0	0	95	0	95	7007.08		906
LYN-BROOK/NAGEL	R	FT 562		8	8	0	0	17	0	17	7007.07		101
MAGRUDER APARTMENTS**	R	FT561		384	0	0	384	0	833	833	7007.07		901A
MONTGOMERY HOUSE	R	FT 561		50	50	0	0	109	0	109	7007.04		303
OLDE TOWNE (LEE STREET)	R	FT 561		126	126	0	0	273	0	273	7007.07		101 107 913
CAMDEN AT SAYBROOKE	C	GT 122		252	252	0	0	547	0	547	7007.08		901A
SCHNEIDER/HOUSER	R	FT 342		33	31	2	0	67	0	67	7007.07		929
SEIDL	R	FT 562		11	11	0	0	24	0	24	7007.07		101
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561		204	204	0	0	443	0	443	7007.08		904 906
STREAMSIDE EAST	R	FT 562		237	237	0	0	514	0	514	7007.08		906
STREAMSIDE WEST	R	FT 562		182	179	3	0	388	0	388	7007.08		905 906
SUMMIT CREST	R	FT 562		232	231	1	0	501	0	501	7007.08		907 906
TY GWYN (CROWN)	R	FT 562		25	25	0	0	54	0	54	7007.08		906
VILLA RIDGE (VICTORY FARM)	C	FT 562		417	417	0	0	905	0	905	7007.08		906
WAYNE GARDENS	R	FT 561		23	23	0	0	50	0	50	7007.04		303
WELLS/KEATING (MILLS/NASH)	R	FT 561		18	8	10	0	17	0	17	7007.07		105
WHETSTONE	R	FT 342		102	102	0	0	221	0	221	7007.07		928
WOODLAWN PARK	R	FT 342		44	44	0	0	95	0	95	7007.07		928
YOUNG (KING II)	R	FT 562		6	6	0	0	13	0	13	7007.07		102
APARTMENT SUBTOTAL				3,971	3,470	18	483	6,848	956	7,804			

* POPULATION FACTOR: 1.24

** WILL BE CONSTRUCTED ON THE SITE THAT NOW CONTAINS OLDE TOWNE APTS.

DWELLING TYPE: SPECIAL PLACES			TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR: H SPECIAL C												
ASBURY NURSING HOME*		FT562		1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE**		FT561		1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL				2	2	0	0	299	0	299		

* POPULATION FACTOR: 285 resid

** POPULATION FACTOR: 14 resid.

NEIGHBORHOOD 1 TOTAL				6,028	5,458	43	527	13,153	1,088	14,240		
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CITY OF GAITHERSBURG

January 1998

January-1-98

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIGHTON WOODS	FS 563	139	139	0	0	438	0	438	7007.05	201 302 303 304
BROWN'S ADDITION	FT 341	176	176	0	0	554	0	554	7007.05	103,104,105,106,201,304,305,307
DESELLUM OAKS	FT 341	11	2	0	9	6	28	35	7007.05	201 302
KRA-BAR GARDENS	FS 563	28	28	0	0	88	0	88	7007.05	201 302
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57	7007.07	118 304 305 306 307
MEEM'S ADDITION	FT 341	49	49	0	0	154	0	154	7007.07	103 110 111 116
OBSERVATORY HEIGHTS	FT 341	60	60	0	0	189	0	189	7007.05	103 107 119 201
ROSEMONT	FS 563	51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57	7007.05	304
SUMMIT HALL ESTATES	FT 341	32	32	0	0	101	0	101	7007.05	302 304
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	50	0	50	7007.05	304 119 201
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6	7007.05	201 304
SINGLE FAMILY SUBTOTAL		600	591	0	9	1,862	28	1,890		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	130	0	130	7007.05	312
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	199	0	199	7007.05	307 308
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	118	0	118	7007.05	307
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	130	0	130	7007.05	313
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	35	0	35	7007.05	301
DEER PARK PLACE	H FS 343	145	145	0	0	419	0	419	7007.05	312
FOXWOOD	H FT 341	112	112	0	0	324	0	324	7007.05	307
SPRINGHOLLOW	H FT 341	11	11	0	0	32	0	32	7007.05	103
TOWNHOUSE SUBTOTAL		480	480	0	0	1,387	0	1,387		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
DIAMOND HOUSE	R FT 341	17	17	0	0	37	0	37	7007.05	103
EXECUTIVE GARDENS	R FT 561	85	84	1	0	182	0	182	7007.05	103
FIRESIDE CONDOS	C FS 343	258	258	0	0	560	0	560	7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	67	0	67	7007.05	103
ROSEDALE	R FS 563	192	191	1	0	414	0	414	7007.05	407 410
SEIDL 49 W. DIA.	R FT 341	35	35	0	0	76	0	76	7007.05	103
STRATFORD PLACE	R FT 561	350	349	1	0	757	0	757	7007.05	201
SUMMIT HALL	R FT 341	22	22	0	0	48	0	48	7007.05	103
WEST DEER PARK	R FS 563	198	198	0	0	430	0	430	7007.05	202
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,571	0	2,571		

NEIGHBORHOOD 2 TOTAL		2,268	2,256	3	9	5,820	28	5,849		
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CITY OF GAITHERSBURG

JANUARY 1998

1-January-98

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 3	DWELLING UNITS	CURRENT &	CENSUS
MUDDY BRANCH		ESTIMATED POPULATION	

DWELLING TYPE: SINGLE FAMILY		UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR:	TAX 3.15 C MAP									
MISSION HILLS	H FS 341	52	51	0	1	161	3	164	7008.01	913
WASH. VILLAGE (CRESTFIELD)	FS 342	90	90	0	0	284	0	284	7008.01	906A
SINGLE FAMILY SUBTOTAL		142	141	0	1	444	3	447		

DWELLING TYPE: TOWNHOUSES		UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR:	TAX 2.89 C MAP									
BRIGHTON WEST I CONDOS	C FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST II CONDOS	C FS 343	46	46	0	0	133	0	133	7008.01	901A
BRIGHTON WEST III CONDOS	C FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST IV CONDOS	C FS 343	52	52	0	0	150	0	150	7008.01	901A
BRIGHTON WEST V CONDOS	C FS 343	59	59	0	0	171	0	171	7008.01	901A
GATEWAY PK @ WASH CTR	H FS 342	83	0	0	83	0	240	240	7000.01	901A
GREENS OF WARTHER	C FS 342	159	159	0	0	460	0	460	7008.01	909A
PARK SUMMIT	H FS 343	323	323	0	0	933	0	933	7008.01	901A
SHADY GROVE VILLAGE I PAR	H FS 342	177	177	0	0	512	0	512	7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2	C FS 342	122	122	0	0	353	0	353	7008.01	904 906
SHADY GROVE VILLAGE II PAR 3	C FS 342	108	108	0	0	312	0	312	7008.01	904
SHADY GROVE VILLAGE III SEC.	H FS 342	80	80	0	0	231	0	231	7008.01	906
TOWNS OF WARTHER	H FS 342	335	335	0	0	968	0	968	7008.01	909A
WASHINGTONIAN TOWNS	H FS 342	212	212	0	0	613	0	613	7008.01	909A 912
TOWNHOUSE SUBTOTAL		1,854	1,771	0	83	5,118	240	5,358		

DWELLING TYPE: APARTMENTS		UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
POPULATION FACTOR:	TAX 2.17 C MAP									
BRIGHTON VILLAGE	R FS 343	600	596	4	0	1,293	0	1293	7008.01	902 903
GOVERNOR'S SQUARE	R FS 343	238	238	0	0	516	0	516	7008.01	901A
PARK SUMMIT CONDOMINIUMS	C FS 343	72	72	0	0	156	0	156	7008.01	901A
SUBURBAN PARK	R FS 342	168	168	0	0	365	0	365	7008.01	906A
APARTMENT SUBTOTAL		1,078	1,074	4	0	2,331	0	2,331		

NEIGHBORHOOD 3 TOTAL		3,074	2,986	4	84	7,893	243	8,136		
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January-1-98

CITY OF GAITHERSBURG
JANUARY 1998
DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY				POPULATION FACTOR: H TAX			UNIT	UNITS	OTHER	TO BE	CURRENT PROJECTED PROJECTED			TRACT	BLOCK
3.15 C MAP				TOTAL	COMPL	USES	COMPL	POP.	GROWTH	FUT POP.					
KENTLANDS:															
GATEHOUSE	H	ES 562		146	143	0	3	450	9	460	7008.06	105			
HORSESHOE LOTS	H	ES 563		2	2	0	0	6	0	6	7008.06	105			
HILL DISTRICT II	H	ES 563		49	48	0	1	151	3	154	7008.06	105			
HILL DISTRICT III	H	ES 562		70	65	0	5	205	16	221	7008.06	105			
HILL DISTRICT IV	H	ES 562		74	63	0	11	198	35	233	7008.06	105			
LOWER LAKE DISTRICT	H	ES 563		16	16	0	0	50	0	50	7008.06	105			
MIDDLE AND UPPER LAKE	H	ES 563		64	43	0	21	135	66	202	7008.06	105			
MIDTOWN PHASE I	H	ES 563		16	0	0	16	0	50	50	7008.06	105			
OLD FARM PHASE I	H	ES 563		17	17	0	0	54	0	54	7008.06	105			
OLD FARM PHASE II	H	ES 562		5	5	0	0	16	0	16	7008.06	105			
OLD FARM PHASE III	H	ES 562		14	14	0	0	44	0	44	7008.06	105			
TSCHIFFELY SQUARE	H	ES 562		28	27	0	1	85	3	88	7008.06	105			
KENTLANDS SUBTOTAL						501	443	0	58	1,395	183	1,578			
LAKELANDS:															
PHASE I (SECTION 2)	H	FS122		169	0	0	169	0	532	532	7008.06	105			
QUINCE ORCHARD PARK:															
PARKLANDS PHASE I		FS 123		116	16	0	100	50	315	365	7008.06	105B			
PARKLANDS PHASE II		FS 123		159	0	0	159	0	501	501	7008.06	105B			
WASHINGTONIAN WOODS		FT 121		375	375	0	0	1,181	0	1,181	7008.06	105			
WESTLEIGH		FS 121		192	192	0	0	605	0	605	7008.06	105A 106 107 108			
WOODS AT MUDDY BRANCH		FT 121		71	38	0	33	120	104	224	7008.06	105			
SINGLE FAMILY SUBTOTAL						1,583	1,064	0	519	3,352	1,635	4,986			

DWELLING TYPE: TOWNHOUSES				UNIT				CURRENT			PROJECTED		TRACT		BLOCK	
POPULATION FACTOR: H TAX				UNIT	UNITS	OTHER	TO BE	PROJECTED		PROJECTED		TRACT		BLOCK		
2.89 C MAP				TOTAL	COMPL	USES	COMPL	POP	GROWTH	FUT POP	TRACT		BLOCK			
KENTLANDS:																
GATEHOUSE	H	ES 562		46	46	0	0	133	0	133	7008.06			105		
HILL DISTRICT I	H	ES 563		10	10	0	0	29	0	29	7008.06			105		
HILL DISTRICT II	H	ES 563		43	43	0	0	124	0	124	7008.06			105		
HILL DISTRICT I (SDP) KENDRICK	C	ES 563		6	6	0	0	17	0	17	7008.06			105		
HILL DISTRICT IV	H	ES 563		23	23	0	0	66	0	66	7008.06			105		
HORSESHOE LOTS	H	ES 563		32	32	0	0	92	0	92	7008.06			105		
MIDTOWN PHASE I	H	ES 563		21	0	0	21	0	61	61	7008.06			105		
OLD FARM PHASE II	H	ES 562		7	7	0	0	20	0	20	7008.06			105		
OLD FARM PHASE III	H	ES 562		23	23	0	0	66	0	66	7008.06			105		
MIDDLE & UPPER LAKE (SDP-4)	H	ES 562		21	21	0	0	61	0	61	7008.06			105		
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563		51	51	0	0	147	0	147	7008.06			105		
TSCHIFFELY SQUARE	H	FS 123		31	28	0	3	81	9	90	7008.06			105		
KENTLANDS SUBTOTAL				314	290	0	24	838	69	907						
AMBERFIELD	H	FS 342		394	394	0	0	1,139	0	1,139	7008.06			105		
LAKELANDS:																
PHASE I (SECTION I)	H	FS 122		92	0	0	92	0	266	266	7008.06			105		
PHASE I (SECTION II)	H	FS 122		125	0	0	125	0	361	361	7008.06			105		
THE ORCHARDS	H	ES 562		166	166	0	0	480	0	480	7008.06			111,112		
QUINCE ORCHARD PARK:																
PARKLANDS PHASE I		FS 123		86	36	0	50	104	145	249	7008.06			105B		
PARKLANDS PHASE II		FS 123		78	0	0	78	0	225	225	7008.06			105B		
TOWNHOUSE SUBTOTAL				1,255	886	0	369	2,561	1,066	3,627						

NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS		POPULATION FACTOR: H TAX 2.17 C MAP		UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
KENTLANDS:												
BUZZUTO CONDOS (BEACON SQUAR	C	ES 562		56	56	0	0	122	0	122	7008.06	105
HILL DISTRICT I (KENDRICK PL)	C	ES 563		84	84	0	0	182	0	182	7008.06	105
MID. & UPP. LAKE APTS. (SDP-4)	C	ES 563		28	28	0	0	61	0	61	7008.06	105
KENTLANDS RIDGE	C	ES 563		60	60	0	0	130	0	130	7008.06	105
MIDTOWN PHASE I	C	ES 563		221	0	0	221	0	480	480	7008.06	105
UPTOWN (BEACON SQ)	C	FS 123		240	240	0	0	521	0	521	7008.06	105
KENTLANDS SUBTOTAL				689	468	0	221	1,016	480	1,495	7008.06	105
LAKELANDS:												
PHASE I (SECTION I)		FS 122		462	0	0	462	0	1,003	1,003	7008.06	
QUINCE ORCHARD PARK:												
PARKLANDS PHASE I		FS 123		0	0	0	0	0	0	0	7008.06	105B
PARKLANDS PHASE II		FS 123		112	0	0	112	0	243	243	7008.06	105B
TIMBERBROOK	C	FS 342		168	141	0	27	306	59	365	7008.06	105
WASHINGTONIAN WOODS	C	FS 122		200	200	0	0	434	0	434	7008.06	105
APARTMENT SUBTOTAL				1,631	809	0	822	1,756	1,784	3,539		

DWELLING TYPE: OTHER		POPULATION FACTOR: H TAX 1.00 C MAP		UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
KENTLANDS URBAN COTTAGES												
(GATEHOUSE, OLD FARM)	H	ES 563		45	26	0	19	26	19	45	7008.06	105
(HILL DISTRICT)	H	ES 563		44	0	0	44	0	44	44	7008.06	105
(MIDDLE AND UPPER LAKE)	H	ES 563		31	1	0	30	1	30	31	7008.06	105
(MIDTOWN, PHASE I)	H	ES 563		15	0	0	15	0	15	15	7008.06	105
LAKELANDS: URBAN COTTAGES												
PHASE I (SECTION II)	H	FS 122		79	0	0	79	0	79	79	7008.06	105
LAKELANDS: LIVE/WORK UNITS												
PHASE I (SECTION I)	H	FS 122		16	0	0	16	0	16	16	7008.06	105
OTHER DWELLING SUBTOTAL				230	27	0	203	27	203	230		

NEIGHBORHOOD 4 TOTAL		4,699	2,786	0	1,913	7,695	4,688	12,383
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* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
LIVE/WORK UNITS ARE ACCESSORY APARTMENTS ABOVE AN OFFICE.
MIDTOWN FORECASTS CONSIST OF: 45% TOWNHOMES, 45% APARTMENTS & 10% URBAN COTTAGES

CITY OF GAITHERSBURG

JANUARY 1998

1-January-98

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5 DIAMOND FARMS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIDLEWOOD (FERNSHIRE)	H	ES 563	80	80	0	0	252	0	252	7008.05	501
DIAMOND COURTS		FT 121	200	200	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122	1	1	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H	ET 561	14	14	0	0	44	0	44	7008.05	501
HIDDEN ORCHARDS	H	FT 121	23	23	0	0	72	0	72	7008.05	501
HUNTER'S TRACE		FT 121	33	33	0	0	104	0	104	7008.05	411
JOAN'S HILL		FT 122	8	8	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK		FT 122	3	3	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H	ES 563	40	40	0	0	126	0	126	7008.05	501
LONGDRAFT OAKS		FT 123	12	1	0	11	3	35	38	7007.06	905B
ORCHARD HILLS	H	FT 122	91	91	0	0	287	0	287	7008.05	501
PHEASANT RUN	H	FT 122	152	152	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
RELD A SQUARE	H	ET 561	68	68	0	0	214	0	214	7008.05	501
WEST RIDING		ET 561	105	105	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL			830	819	0	11	2,580	35	2,615		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BENNINGTON (ECHO DALE)	H	FT 122	296	296	0	0	855	0	855	7007.06	904 907 910
DIAMOND FARMS	H	FT 121	270	270	0	0	780	0	780	7008.05	101 102 501 503
DORSEY ESTATES	H	FT 122	49	49	0	0	142	0	142	7007.06	907
FERNSHIRE FARMS/COVENTRY	H	FS 123	342	342	0	0	988	0	988	7008.05	501
ORCHARD PLACE	H	FT 121	156	156	0	0	451	0	451	7008.05	101 103
ORCHARD GLEN		FT 122	33	31	0	2	90	6	95	7008.05	301
PHEASANT RUN (DUPLEXES)	H	FT 122	64	64	0	0	185	0	185	7008.05	301 304 305 402
SENECA MEWS		FT 121	30	27	0	3	78	9	87	7008.05	304
TOWNHOUSE SUBTOTAL			1,240	1,235	0	5	3,569	14	3,584		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
DIAMOND SQUARE	R	FT 342	120	120	0	0	260	0	260	7007.06	914
ORCHARD POND	R	FT 122	747	743	4	0	1,612	0	1,612	7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121	540	539	1	0	1,170	0	1,170	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122	684	684	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL			2,091	2,086	5	0	4,527	0	4,527		

NEIGHBORHOOD 5 TOTAL			4,161	4,140	5	16	10,676	49	10,725		
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CITY OF GAITHERSBURG JANUARY 1998 1-January-98 DWELLING UNITS AND ESTIMATED POPULATION
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NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
SCATTERED @ WATKINS MILL RD.	H	FU 341	3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL			3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
CARRIAGE HILL	H	FT 343	39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I	H	FT 343	158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H	FU 341	207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III (LAKEFOREST GLE)	H	FU 341	93	93	0	0	269	0	269	7007.07	905
WOODLAND HILLS	H	FT 343	258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL			755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
HUNT CLUB	R	FT 343	336	333	3	0	723	0	723	7007.07	919A
MONTGOMERY KNOLLS	R	FT 343	210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343	270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS	C	FU 341	130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL			946	943	3	0	2,046	0	2,046		

NEIGHBORHOOD 6 TOTAL			1,704	1,701	3	0	4,238	0	4,238
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CITY OF GAITHERSBURG

January 1, 1998

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	6,028	5,458	43	527	13,153	1,088	14,240
NEIGHBORHOOD 2	2,268	2,256	3	9	5,820	28	5,849
NEIGHBORHOOD 3	3,074	2,986	4	84	7,893	243	8,136
NEIGHBORHOOD 4	4,699	2,786	0	1,913	7,695	4,688	12,383
NEIGHBORHOOD 5	4,161	4,140	5	16	10,676	49	10,725
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	0	4,238
OVERALL CITY TOTALS	21,934	19,327	58	2,549	49,474	6,096	55,570

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	**OTHER		
			APARTMENTS	RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,315	740	3,971	2	6,028
NEIGHBORHOOD 2	600	480	1,188		2,268
NEIGHBORHOOD 3	142	1,854	1,078		3,074
NEIGHBORHOOD 4	1,583	1,255	1,631	230	4,699
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,473	6,324	10,905	232	21,934

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	**OTHER		
			APARTMENTS	RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,276	710	3,470	2	5,458
NEIGHBORHOOD 2	591	480	1,185	0	2,256
NEIGHBORHOOD 3	141	1,771	1,074	0	2,986
NEIGHBORHOOD 4	1,064	886	809	27	2,786
NEIGHBORHOOD 5	819	1,235	2,086	0	4,140
NEIGHBORHOOD 6	3	755	943	0	1,701
OVERALL CITY TOTALS	3,894	5,837	9,567	29	19,327

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,473	20.4%	3,894	20.1%	579	22.2%
TOWNHOUSE UNITS	6,324	28.8%	5,837	30.2%	487	18.7%
APARTMENT UNITS	10,905	49.7%	9,567	49.5%	1,338	51.3%
OTHER **	232	1.1%	29	0.2%	203	7.8%
OVERALL CITY TOTALS	21,934	100.0%	19,327	100.0%	2,607	100.0%

Footnotes

* Dwelling units, such as an apartment, currently used for non-residential, e.g. office or storage

** Category of "other" referring to Urban Cottages or institution